

# DC PUBLIC LIBRARY SOUTHEAST NEIGHBORHOOD LIBRARY

CFA SUBMISSION

06 JULY 2023



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# 1. PROJECT NARRATIVE

## 1.1 PROJECT OVERVIEW

Southeast Neighborhood Library is an existing District of Columbia Public Library (DCPL) branch located at 403 7th Street SE in the Capitol Hill neighborhood. It occupies a triangular site bounded by 7<sup>th</sup> Street to the east, D Street to the north and South Carolina Avenue to the south. The existing 8,500 square foot building sits on a berm above the adjacent streets with the original public entry on 7th Street. The original topography around the library allowed the main public floor to be elevated above the adjacent sidewalks. It is surrounded largely by townhouse residences, with some retail and multi-family residential uses to the north and east. The Eastern Market Metro Station and plaza are directly across 7<sup>th</sup> Street.

The building has served the Capitol Hill community for nearly 100 years. Given the Library's age, however, it is in need of significant modernization and expansion to support growing community needs -- meeting spaces, public computer stations, study lounges, community amenities, and programming space for children and youth. The project proposes to fully modernize and rehabilitate the Library, including a below grade expansion and an addition.

## 1.2 PROJECT HISTORY

Southeast Neighborhood Library was constructed in 1922. Designed by renowned library architect Edward L. Tilton, it was funded by American industrialist and philanthropist Andrew Carnegie. It is one of 1,657 public libraries buildings in the United States funded by Carnegie. It was part of an expansion of Washington D.C.'s library system in the early 20<sup>th</sup> century due to Carnegie's philanthropy. The Library was the third of four libraries built during this period (Central Library, 1903; Takoma Park Branch, 1911; Southeast Branch, 1922; and Mt. Pleasant Branch, 1925). In March of 2021 the District of Columbia Historic Preservation Board (HPRB) designated the Library as a historic landmark.

The building has undergone a number of interior renovations over the years, primarily in the basement. With the exception of some new doorways at the north perimeter that provide basement level access, the building facade is mostly intact and still reflects the original 1922 construction.

## 1.3 PROJECT GOALS

The project is designed to modernize and expand the current library facility, addressing the goals of the the Library, DCPL and the community at large. The goals are as follows:

- Expand the Library from 8,500 SF to over 19,900 SF
- Make quantitative and qualitative improvements
- Provide a universally accessible public entry
- Preserve and rehabilitate the historic landmark
- Restore and re-interpret the historic site
- Replace all building systems

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## 1.4 PROJECT DESIGN

The proposed design of the Southeast Neighborhood Library will include both a below grade expansion and a rear addition. The increased space will allow for new meeting and conference rooms, additional community computing and collections, more seating and expanded space for children's programs and early learning environments.

While DCPL's standard prototypical space program for branches translates to be at least 21,300 square feet, the proposed design for Southeast Library expands the facility to approximately 19,924 square feet due to site constraints and its historic nature. The below grade expansion will involve lowering the existing Basement Floor to align with the South Carolina Ave sidewalk level and building an additional level below it, resulting in a below grade level (Lower Floor), a Ground Floor and an Upper Floor.

The proposed design also includes an addition on the west side of the Library. The addition will require cutting into, or interrupting the terraced berm to provide an accessible public entrance at ground level. The addition will house a new monumental public stair, elevator and building service core. On the Ground Level, a new entry vestibule will be provided.

The design of the addition transitions between the civic and public scale of the existing library building and the residential scale of the neighboring townhouses. The south facade of the addition on South Carolina Avenue includes a two story glass curtain wall with horizontal solar shading fins set within a metal frame, and surrounded by slate cladding.

Users are able to access each floor of the main building from the stair tower. There are service point desks near the entry at each floor to welcome patrons. The layout of the plans allow clear views from the service points to the numerous seating, meeting and collections areas. Floor openings in the center of the Library at the Upper and Ground Floors allow daylight to filter down from the new skylight in the existing main roof.

In addition, a new skylight is designed in the landscaped berm along the southern face of the original library that provides natural light for the children's collections and programs spaces at the Lower Floor, creating a warm environment for children's activities. The south wall that defines that space feature wood wall panels that fold onto a portion of roof; they reveal small nooks to support engaging and active learning.

## 1.6 PUBLIC ENGAGEMENT

### Community Meetings

- October 30, 2018 General Meeting at the Hill Center
- January 28, 2019 Meeting with Members of the Capitol Hill Village
- February 8, 2020 Meet the Architect Event at Eastern Market
- March 3, 2020 General Meeting at Eastern Market
- December 4, 2020 Capitol Hill Restoration Society
- December 20, 2020 General Meeting Held Virtually
- March 5, 2021 General Meeting Held Virtually
- April 28, 2021 Capitol Hill Restoration Society
- July 20, 2021 Friends of the Southeast Library
- July 21, 2021 General Meeting Held Virtually
- October 19, 2021 Friends of the Southeast Library
- September 29, 2022 General Meeting
- March 30, 2023 Meeting with Neighbors

### Engagement Opportunities

- Community Survey (584 Respondents with 1,500+ Narrative Comments)
- Visioning Workshop with Brent Elementary School 5<sup>th</sup> Graders, March 4, 2020
- Coffee + Conversation Session with Unhoused Patrons



**Figure 1.1** General Meeting at Eastern Market, March 2020



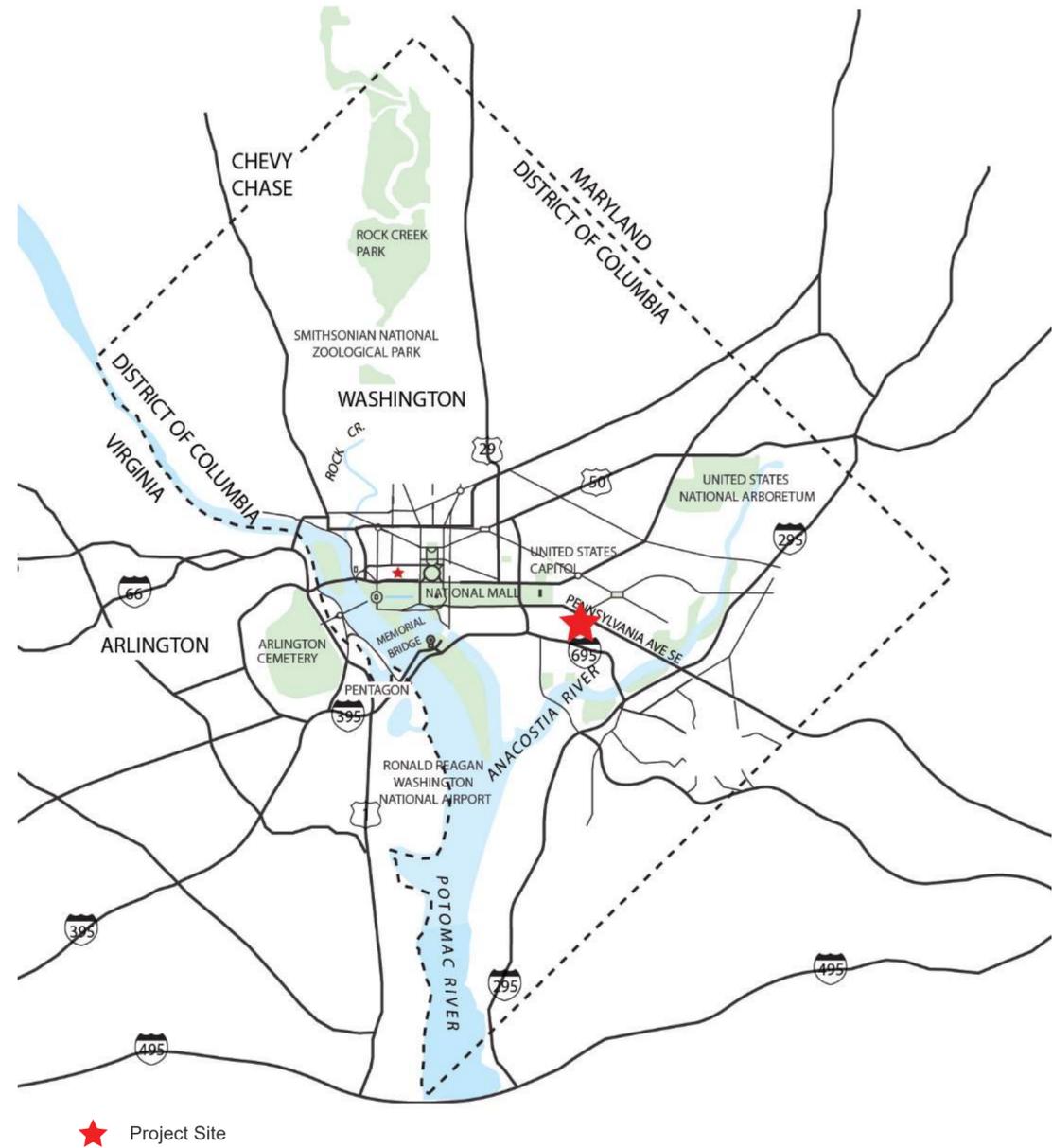
**Figure 1.2** Meet the Architect Event at Eastern Market, February 2020



**Figure 1.3** General Meeting at Eastern Market, March 2020

## 1.7 REGULATORY AGENCIES REVIEW

- |  |         |                   |                          |
|--|---------|-------------------|--------------------------|
| • Advisory Neighborhood Commission 6B  | Hearing | November 9, 2021  | Approved                 |
| • Historic Preservation Review Board   | Meeting | November 18, 2021 | Approved                 |
| • DDOT Public Space Committee          | Meeting | November 18, 2021 | Approved with Conditions |
| • Commission of Fine Arts              | Meeting | January 20, 2022  | Requested Resubmission   |
| • Board of Zoning Adjustment           | Hearing | February 2, 2022  | Approved with Conditions |
| • National Capital Planning Commission | Meeting | February 3, 2022  | Approved                 |
| • Commission of Fine Arts              | Meeting | July 20, 2023     |                          |

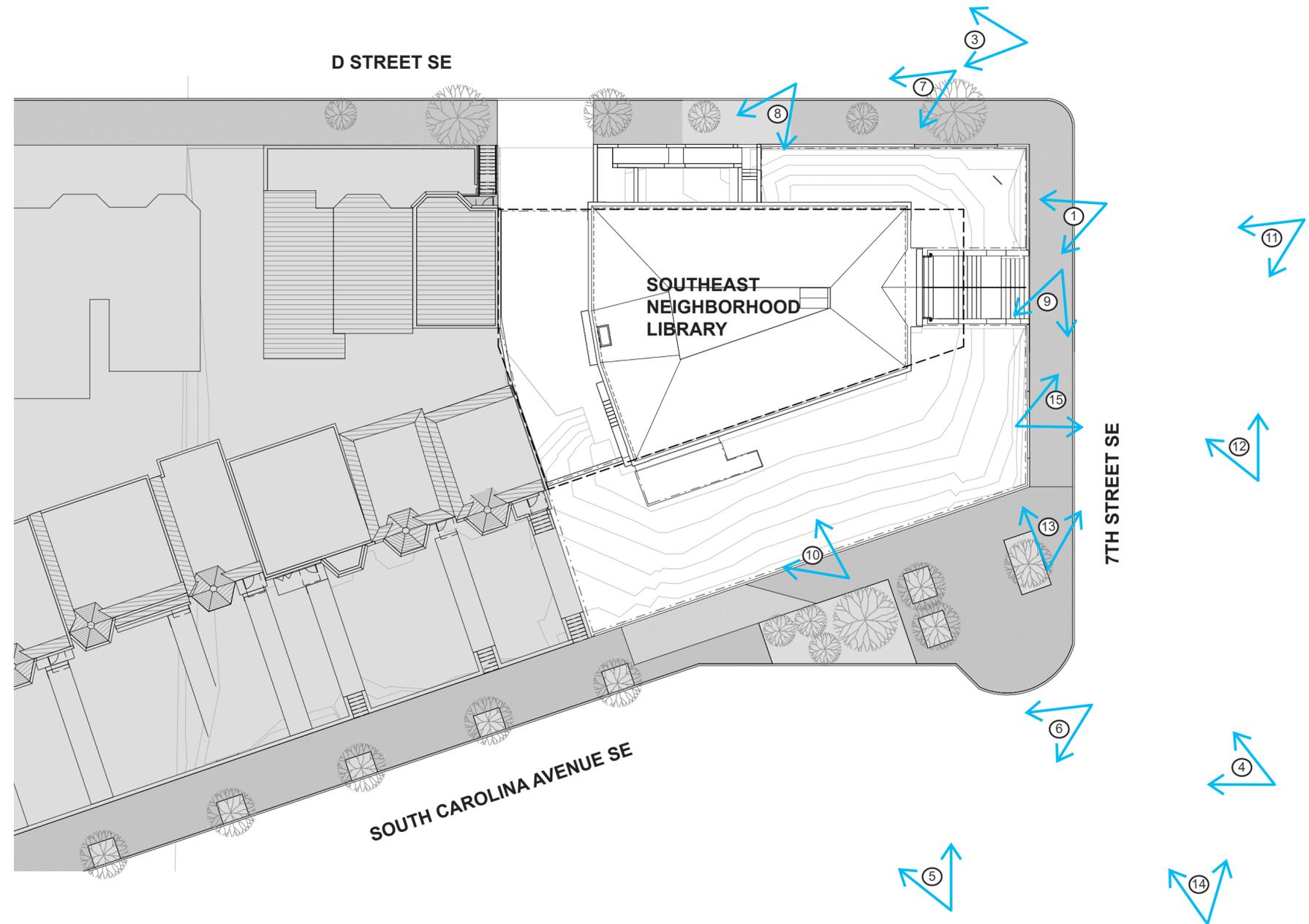


★ Project Site

## 2.1 - VICINITY MAP



## 2.2 - SITE MAP



**2.3 - EXISTING SITE PLAN - PHOTO KEY PLAN**



1. EXISTING BUILDING ENTRANCE



2. VIEW OF EXISTING NORTH FACADE



3. VIEW WEST ON D STREET, SE



4. VIEW FROM EASTERN MARKET PLAZA



5. VIEW OF EXISTING SOUTH FACADE



6. VIEW WEST ON SOUTH CAROLINA AVE, SE

**2.4 - SITE CONTEXT PHOTOS**



7. VIEW WEST ON D STREET, SE



8. EXISTING RAMP D STREET, SE ENTRANCE



9. EXISTING RETAINING WALL AT MAIN ENTRANCE STEPS



10. EXISTING LANDSCAPE AT SOUTH CAROLINA AVE, SE



11. VIEW ACROSS EASTERN MARKET PLAZA



12. VIEW NORTH ON 7TH STREET SE



13. VIEW NORTH ON 7TH STREET SE



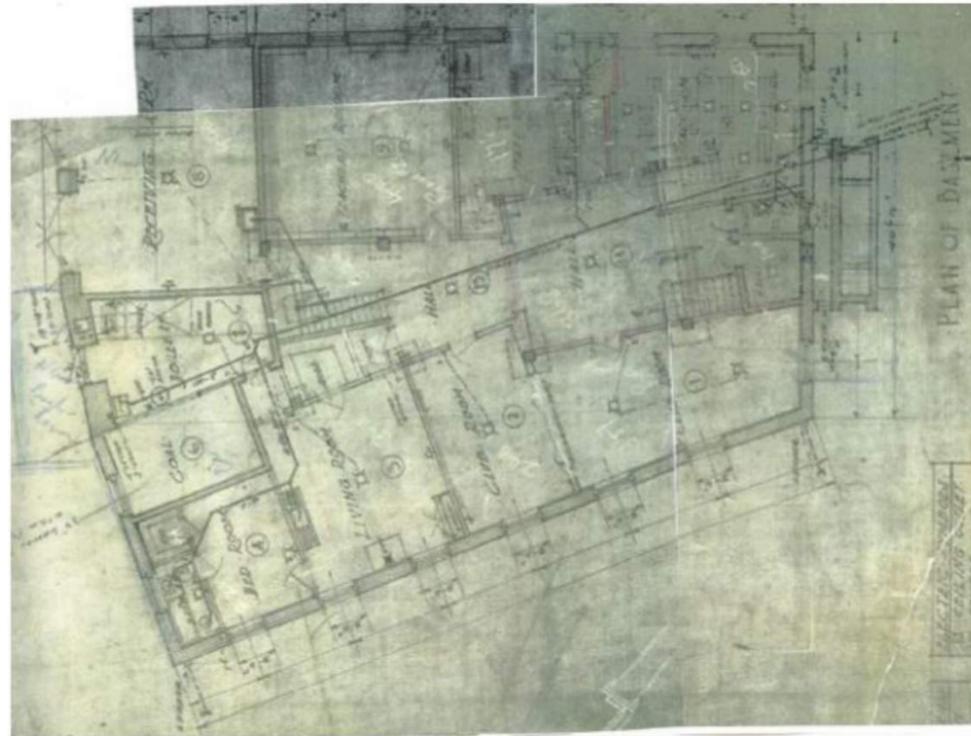
14. PANORAMA VIEW NORTH ON 7TH STREET TO LIBRARY AND EASTERN MARKET PLAZA



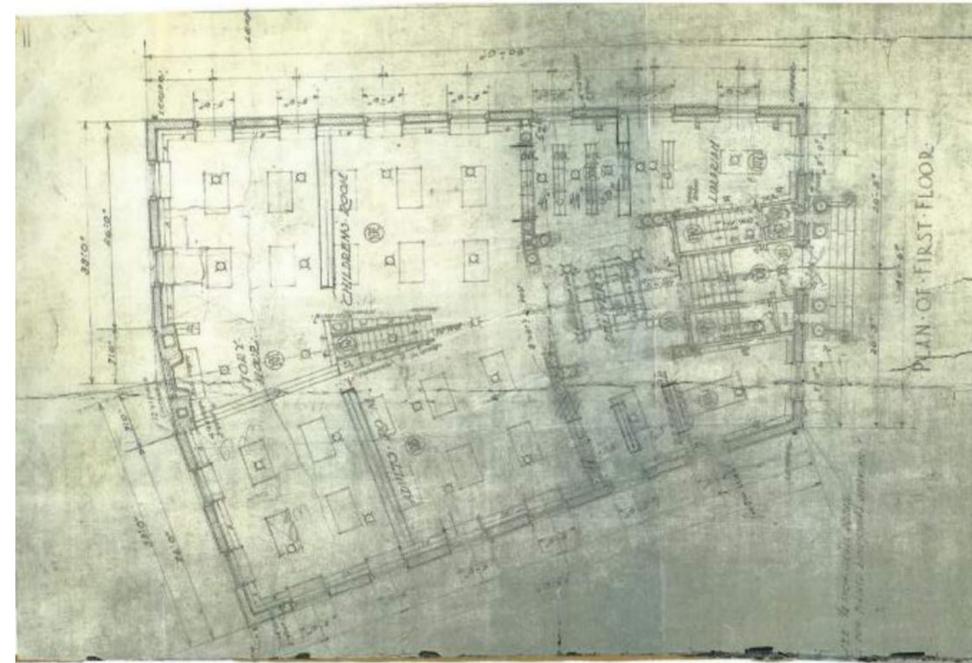
15. VIEW EAST TO EASTERN MARKET PLAZA

## 2.4 - SITE CONTEXT PHOTOS

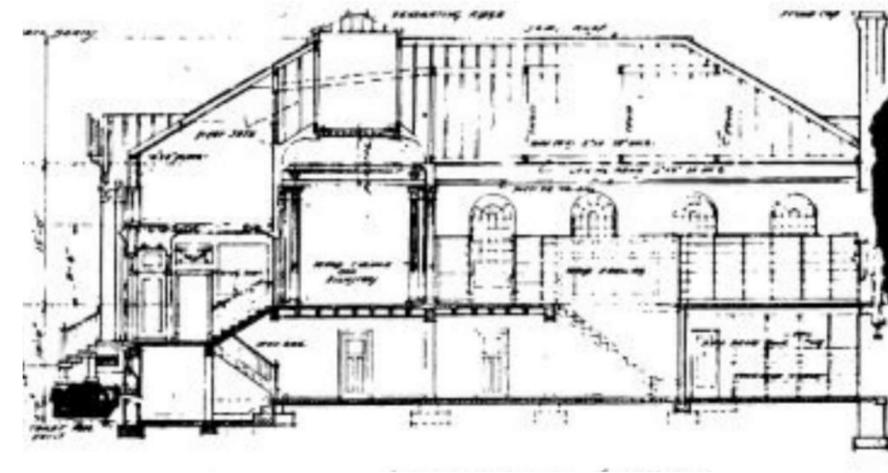
## 2.4 - SITE CONTEXT PHOTOS



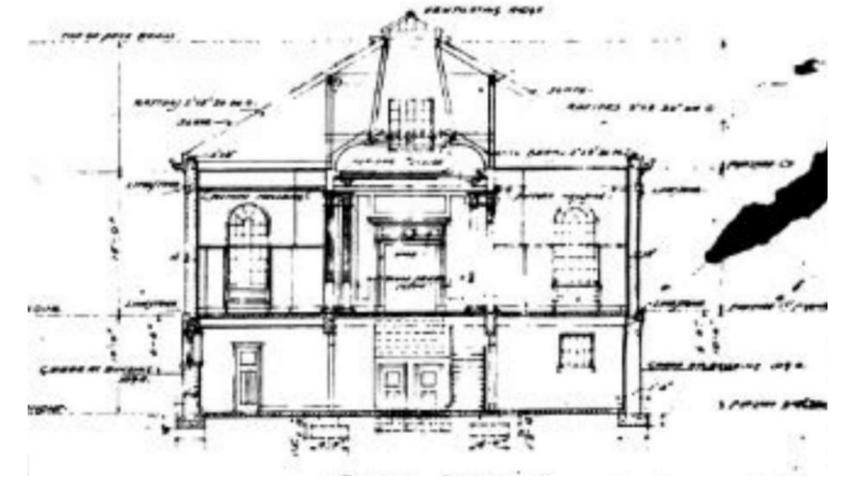
**Figure 2.1** Historic Basement Plan, 1921.  
DC Public Library



**Figure 2.2** Historic Upper Plan, 1921. DC  
Public Library



**Figure 2.1** Historic Longitudinal Section, 1921.  
DC Public Library



**Figure 2.1** Historic Transverse Section, 1921.  
DC Public Library

## 2.5 - HISTORIC FLOOR PLANS AND SECTIONS

## 2.5 - HISTORIC FLOOR PLANS AND SECTIONS



Figure 2.3

**Figure 2.5** Photograph of the Southeast Neighborhood Library showing landscape improvements, 27 April 1962. Evening Star, Purcell 2018.

**Figure 2.6** Photograph during the construction of the Southeast Neighborhood Library, 1922. DCPL.



Figure 2.5



Figure 2.4

**Figure 2.3** Drawing of the proposed Southeast Neighborhood Library, 1921. DCPL.

**Figure 2.4** 1930s photograph of the Southeast Neighborhood Library showing landscape, including shrubs lining main entrance stairs. DCPL.



Figure 2.6



Figure 2.7

**Figure 2.7** Photograph after the completion of the Southeast Neighborhood Library, 1922. DCPL.



Figure 2.8

**Figure 2.8** Photograph of the Southeast Neighborhood Library in the 1970s showing the vegetation in the front of the building. DCPL.

**Figure 2.9** Photograph of the Main Floor fireplace of the Southeast Neighborhood Library, 2020. Quinn Evans.

**Figure 2.10** Photograph of the Mezzanine of the Southeast Neighborhood Library, 2020. Quinn Evans.

**Figure 2.11** Photograph of the interior of the Southeast Neighborhood Library and original charging desk in 1968. Star Collection, Washingtoniana Division, Martin Luther King Jr. Library.



Figure 2.9



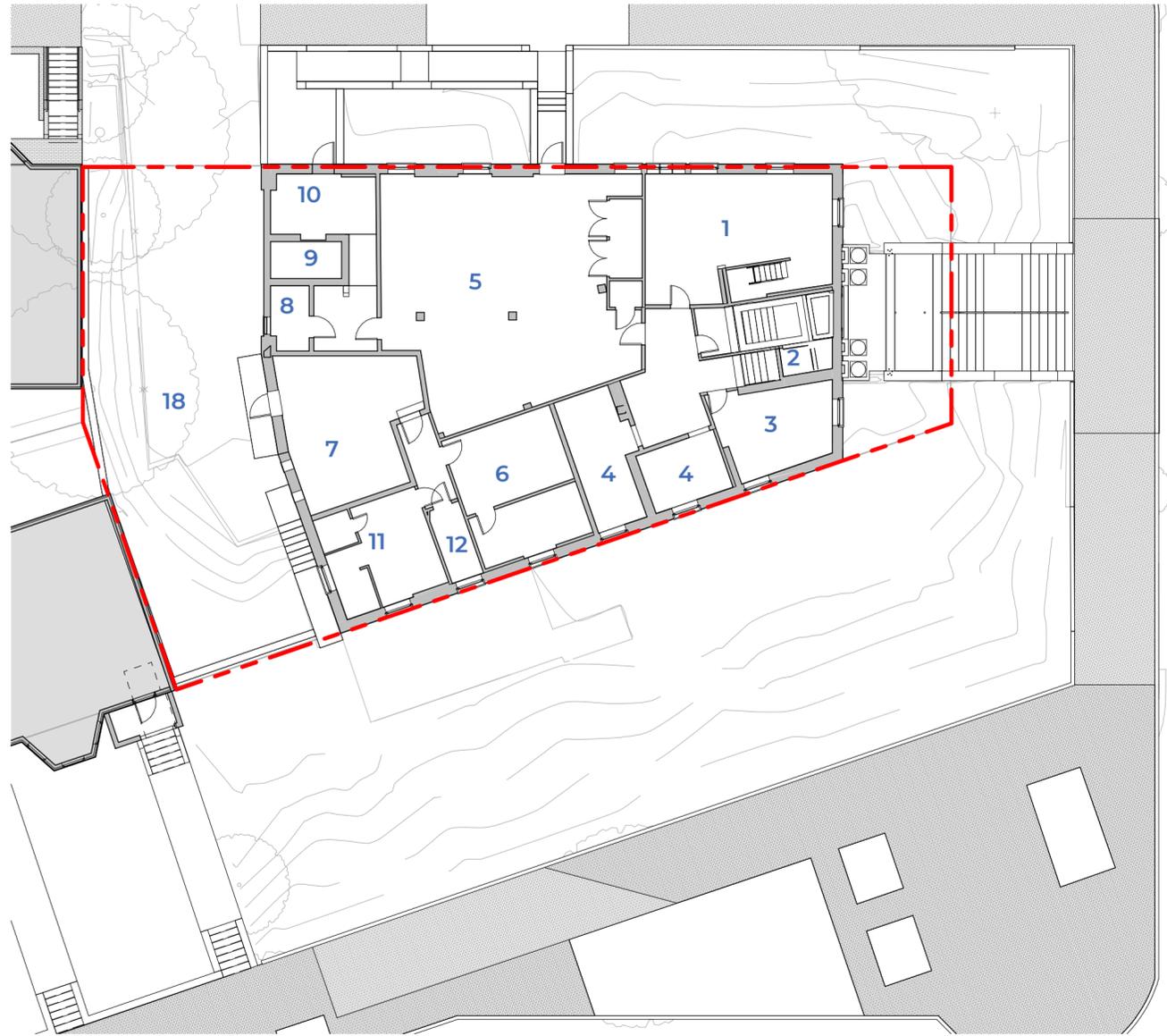
Figure 2.10



Figure 2.11

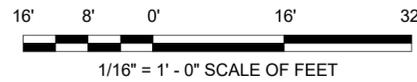
## 2.6 - HISTORIC PHOTOS

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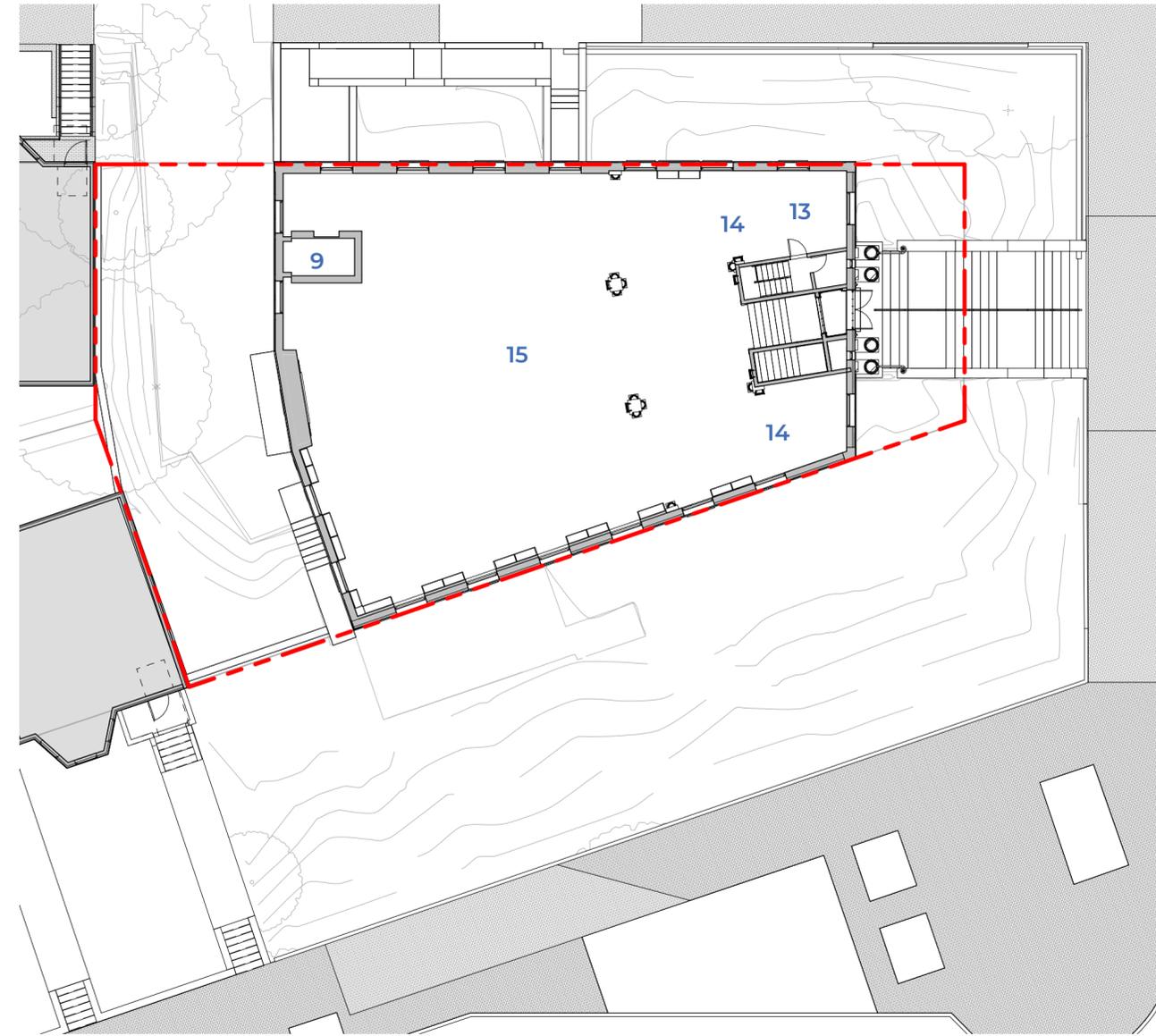


**LEGEND**

- 1 STAFF WORKROOM
- 2 STORAGE / SERVER ROOM
- 3 KITCHEN / STAFF LOUNGE
- 4 RESTROOM
- 5 MEETING ROOM
- 6 FRIEND'S STORAGE
- 7 BOILER ROOM
- 8 ELEVATOR MECHANICAL ROOM
- 9 ELEVATOR
- 10 D STREET ENTRANCE
- 11 MANAGER'S OFFICE
- 12 AV STORAGE CLOSET
- 13 CHILDREN'S AREA
- 14 CIRCULATION DESK
- 15 MAIN READING ROOM
- 16 ATTIC
- 17 EXISTING LAYLIGHT WELL
- 18 SERVICE COURT
- - - - - PROPERTY LINE

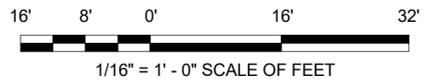


**2.7 - EXISTING PLAN - BASEMENT FLOOR**

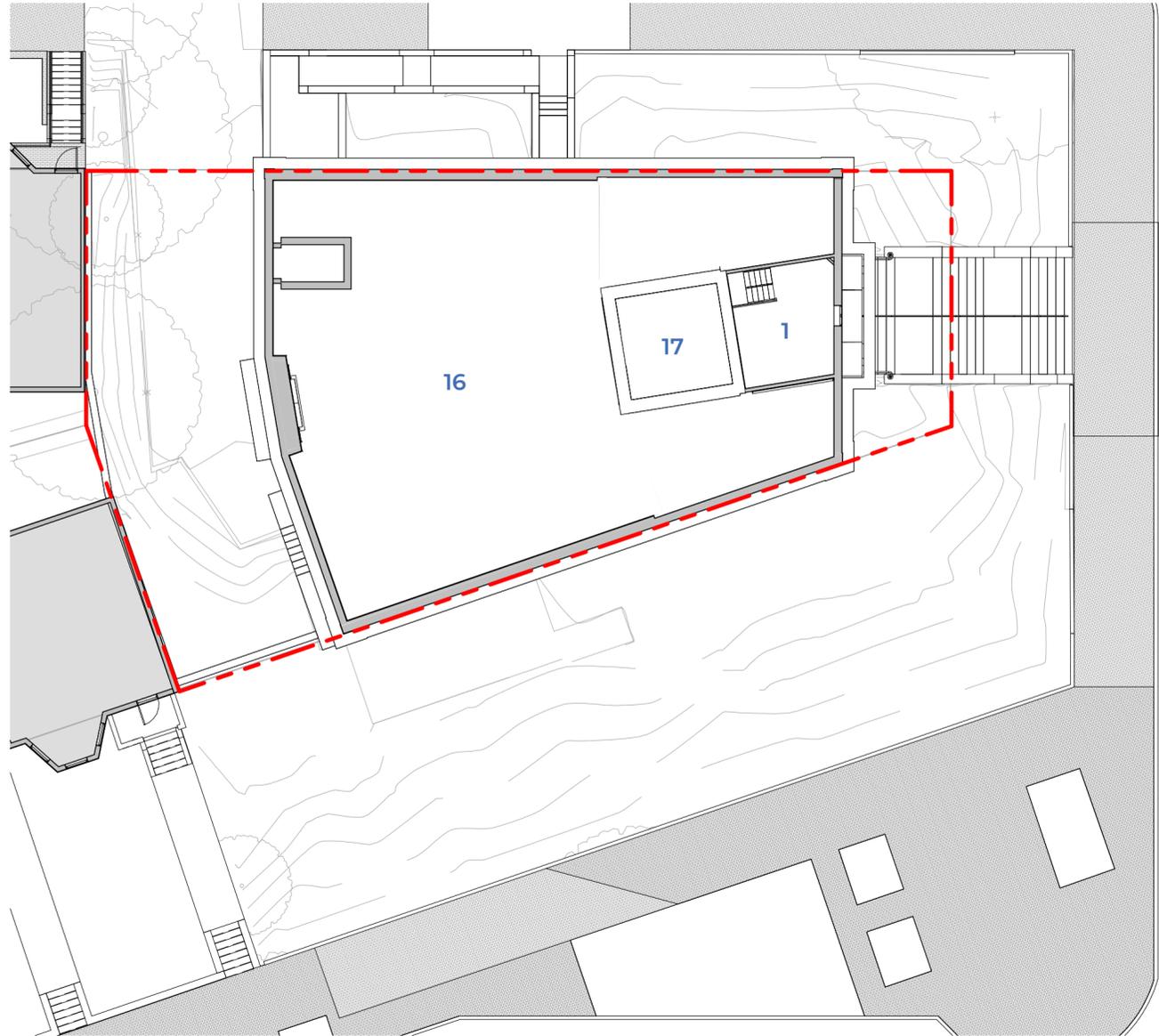


**LEGEND**

- 1 STAFF WORKROOM
- 2 STORAGE / SERVER ROOM
- 3 KITCHEN / STAFF LOUNGE
- 4 RESTROOM
- 5 MEETING ROOM
- 6 FRIEND'S STORAGE
- 7 BOILER ROOM
- 8 ELEVATOR MECHANICAL ROOM
- 9 ELEVATOR
- 10 D STREET ENTRANCE
- 11 MANAGER'S OFFICE
- 12 AV STORAGE CLOSET
- 13 CHILDREN'S AREA
- 14 CIRCULATION DESK
- 15 MAIN READING ROOM
- 16 ATTIC
- 17 EXISTING LAYLIGHT WELL
- 18 SERVICE COURT
- - - - - PROPERTY LINE

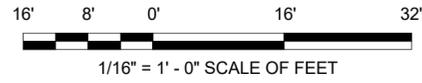


**2.7 - EXISTING PLAN - UPPER FLOOR**



**LEGEND**

- 1 STAFF WORKROOM
- 2 STORAGE / SERVER ROOM
- 3 KITCHEN / STAFF LOUNGE
- 4 RESTROOM
- 5 MEETING ROOM
- 6 FRIEND'S STORAGE
- 7 BOILER ROOM
- 8 ELEVATOR MECHANICAL ROOM
- 9 ELEVATOR
- 10 D STREET ENTRANCE
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- 12 AV STORAGE CLOSET
- 13 CHILDREN'S AREA
- 14 CIRCULATION DESK
- 15 MAIN READING ROOM
- 16 ATTIC
- 17 EXISTING LAYLIGHT WELL
- 18 SERVICE COURT
- - - - - PROPERTY LINE



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**2.7 - EXISTING PLAN - MEZZANINE FLOOR**

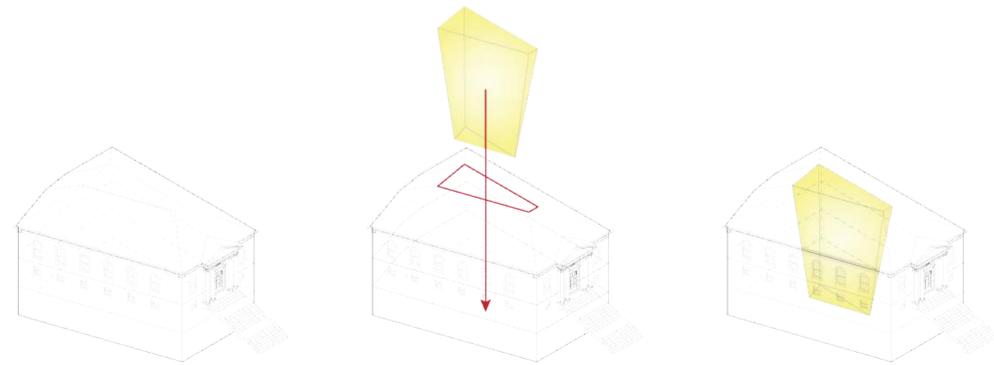
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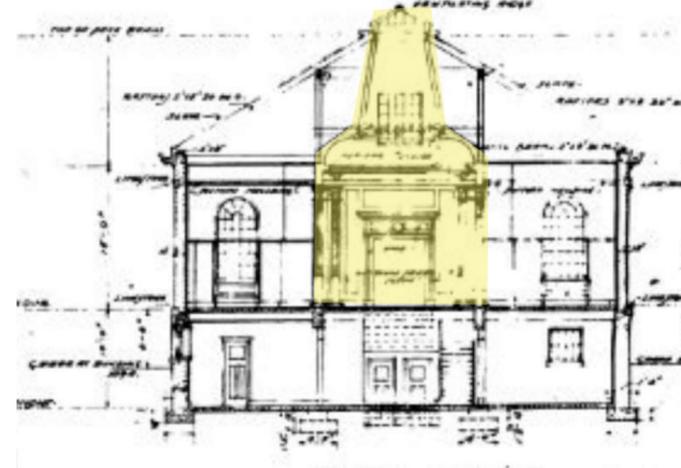
### 3.1 - SITE CONTEXT PLAN



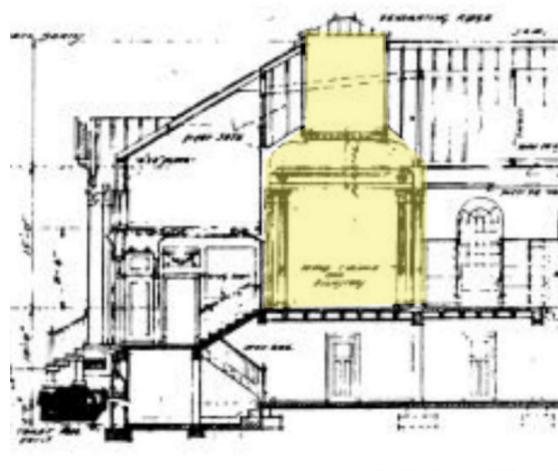
**Daylighting Analysis** A significant portion of the proposed library expansion is below grade, given the existing site constraints. As a result, the introduction of daylight is a critical design driver. Skylights are deployed as a means to bring daylight into the project, building on a precedent in the design of the existing library building. The existing roof includes a skylight that originally brought daylight to the Upper Floor via a laylight ceiling that has since been covered by plaster. The proposed work will restore the historic laylight ceiling and introduce a second, larger skylight to provide natural light to the Upper, Ground and Lower Levels through openings in the floor slabs. In addition, a long skylight along the south side of the building in the landscaped berm will bring daylight directly to the Lower Level below.



### 3.2 - DAYLIGHTING ANALYSIS

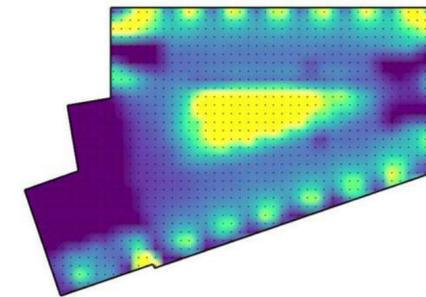


**Figure 3.1** Historic Transverse Section with Highlighted Skylight Well, Laylight Ceiling and Daylit Main Reading Room

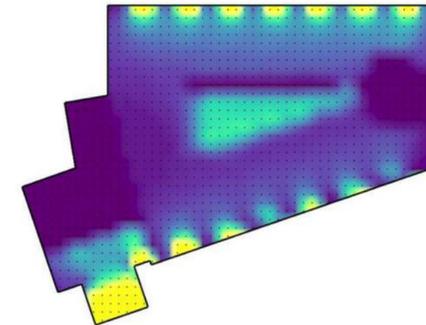


**Figure 3.2** Historic Longitudinal Section with Highlighted Skylight Well, Laylight Ceiling and Daylit Main Reading Room

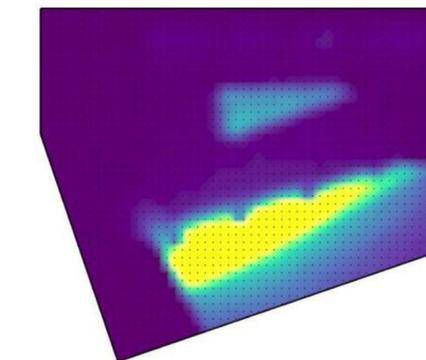
### Daylight Factor Analysis



**Fig. 3.3 Upper Level** - AVG for Upper Level = 1.9%



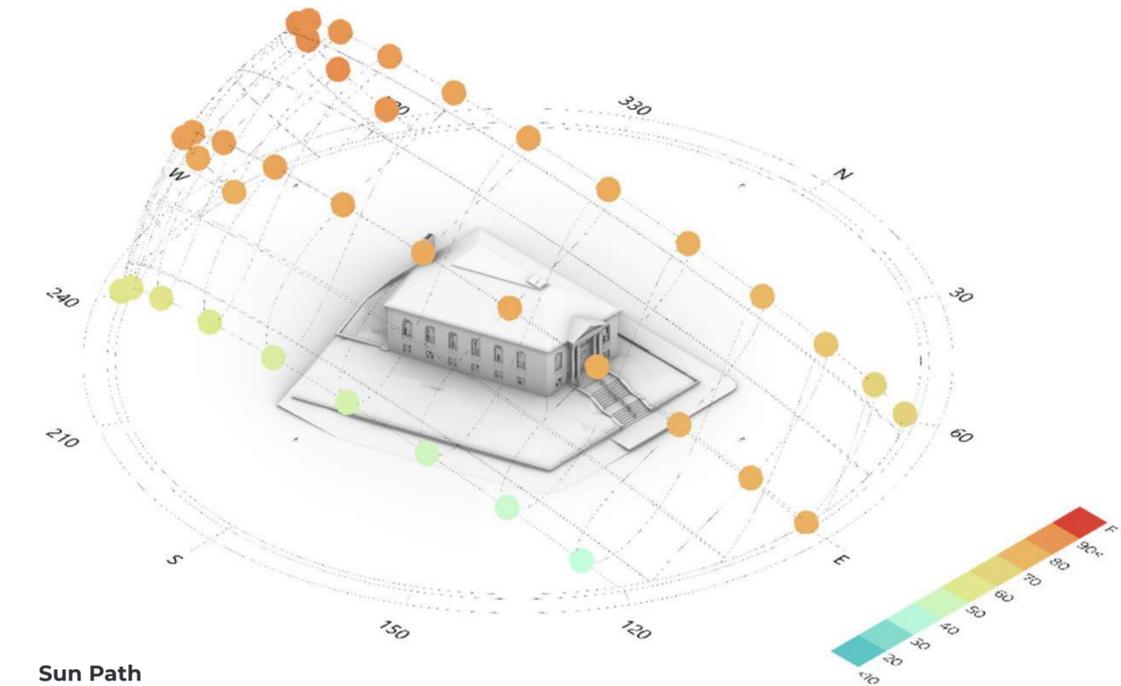
**Fig. 3.4 Ground Level** - AVG for Ground Level = 1.3%



**Fig. 3.5 Lower Level** - AVG for Lower Level = 0.9%

0% 5%

### 3.3 - SOLAR + DAYLIGHTING ANALYSIS



**Sun Path**

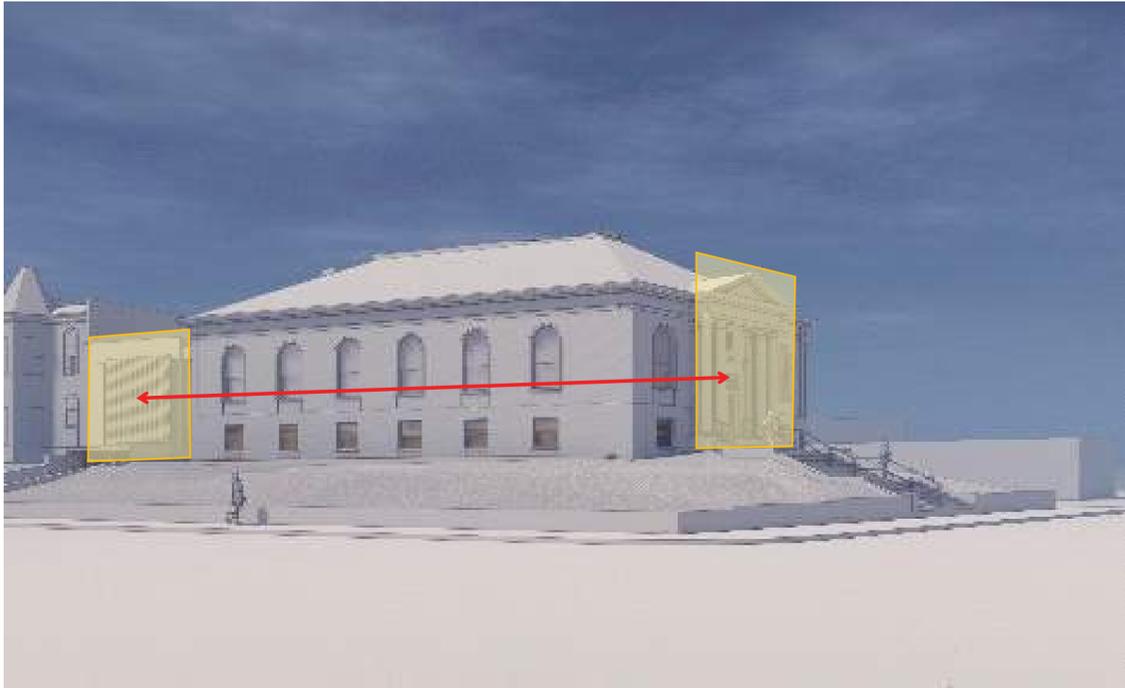
**Solar and Daylighting Analysis** A series of studies were conducted to understand the quantity and quality of daylight entering the building through the skylights and windows at all three building levels. At the Upper Level the new skylight and existing arched windows are sources of significant daylight. On the Ground Level, while some daylight is gained via the skylight, the main sources are the punched windows and the proposed south-facing addition. The skylight in the landscaped berm allows daylight into the children's program area on the Lower Level.



**Entry Analysis** The existing main entry for the Southeast Neighborhood library is indicative of the entries of many Carnegie-funded libraries constructed in the early 1900s. The grand entry door is framed by the flanking columns and the frieze and pediment above. The stair from the street level cuts through the landscaped berm.

The new, proposed entry at the southwest corner of the building applies a similar design logic using different materials and components. The glazed curtain wall is framed by blackened steel panels that extend up the south-facing wall of the expansion. A new entry walk leads to the glass entry doors from the South Carolina Avenue sidewalk, and is defined on both sides by steel panel-clad retaining walls that cut through the landscaped berm.

Restoring and re-imagining the site's original terraced berm concept allows the new cut through the south side berm to provide greater visual access from the southeast corner of the site.



### 3.4 - ENTRY ANALYSIS



**Southwest Entry Analysis** The south-facing facade of the proposed addition will experience significant solar exposure as indicated in Figure 3.4. A screen of solar metal horizontal fins are proposed to provide shading at the glass curtain wall facade.

### 3.5 - SOUTH ENTRY ANALYSIS



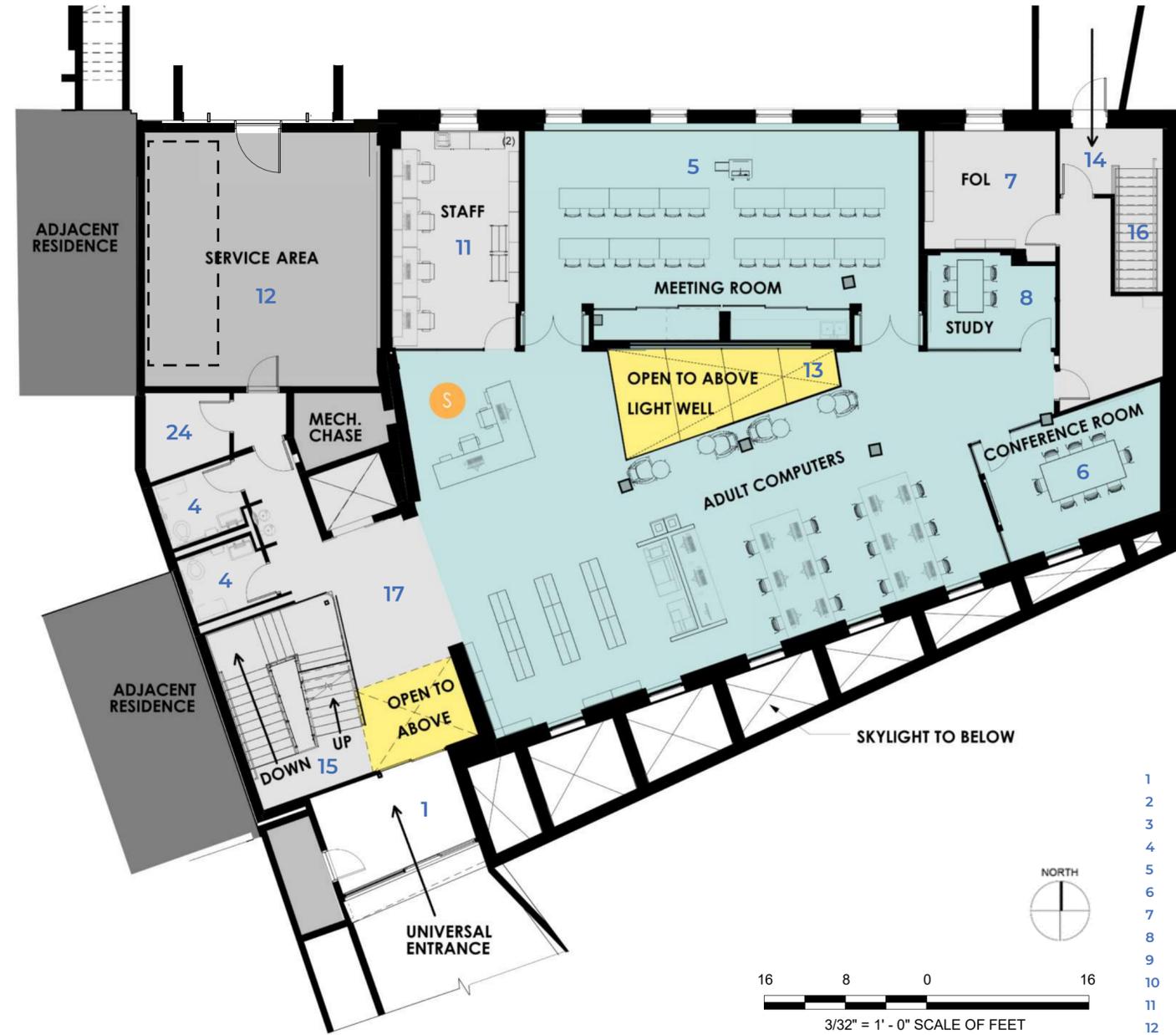
- 1 VESTIBULE
- 2 ENTRY PLAZA
- 3 SKYLIGHT IN LANDSCAPED BERM
- 4 RESTROOM
- 5 MEETING ROOM
- 6 CONFERENCE ROOM
- 7 FRIENDS OF LIBRARY ROOM
- 8 STUDY ROOM
- 9 ELEVATOR
- 10 STORAGE ROOM
- 11 STAFF WORKROOM
- 12 SERVICE COURT

LEGEND

- S SERVICE DESK
- CHILDREN'S PROGRAM
- COMMUNITY PROGRAM
- ADULT PROGRAM
- LIBRARY/BUILDING SUPPORT

- 13 FLOOR OPENING
- 14 STAFF ENTRY/EMERGENCY EXIT
- 15 PUBLIC STAIR
- 16 EXIT STAIR
- 17 LOBBY
- 18 MECHANICAL ROOM
- 19 STAFF OFFICE
- 20 STAFF BREAKROOM
- 21 ELECTRICAL ROOM
- 22 ELEVATED MECHANICAL PLATFORM
- 23 JANITOR'S CLOSET
- 24 I.T. CLOSET

3.6 - PROPOSED PLAN - LOWER FLOOR



- 1 VESTIBULE
- 2 ENTRY PLAZA
- 3 SKYLIGHT IN LANDSCAPED BERM
- 4 RESTROOM
- 5 MEETING ROOM
- 6 CONFERENCE ROOM
- 7 FRIENDS OF LIBRARY ROOM
- 8 STUDY ROOM
- 9 ELEVATOR
- 10 STORAGE ROOM
- 11 STAFF WORKROOM
- 12 SERVICE COURT

LEGEND

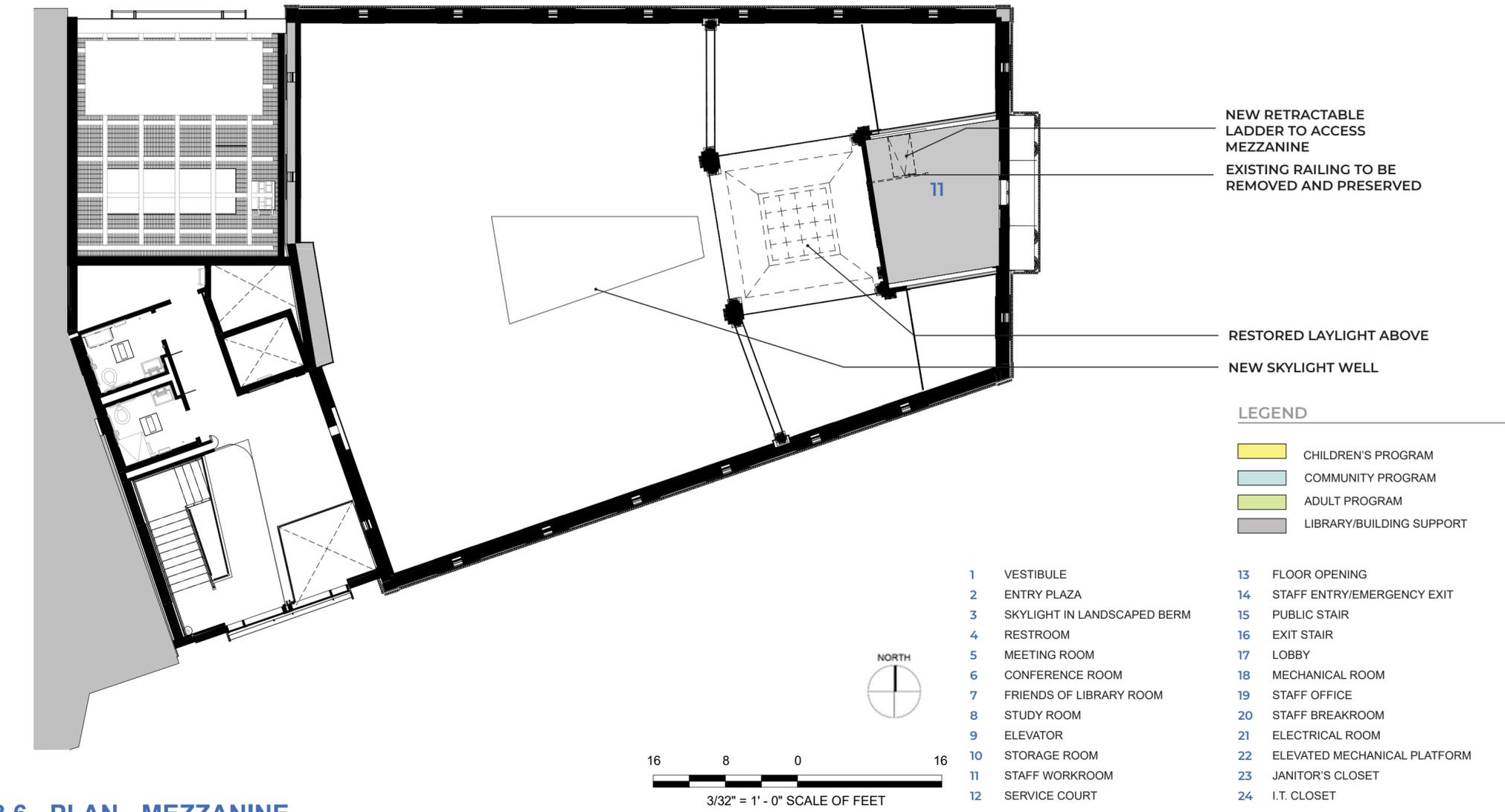
- S SERVICE DESK
- CHILDREN'S PROGRAM
- COMMUNITY PROGRAM
- ADULT PROGRAM
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- 14 STAFF ENTRY/EMERGENCY EXIT
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- 16 EXIT STAIR
- 17 LOBBY
- 18 MECHANICAL ROOM
- 19 STAFF OFFICE
- 20 STAFF BREAKROOM
- 21 ELECTRICAL ROOM
- 22 ELEVATED MECHANICAL PLATFORM
- 23 JANITOR'S CLOSET
- 24 I.T. CLOSET

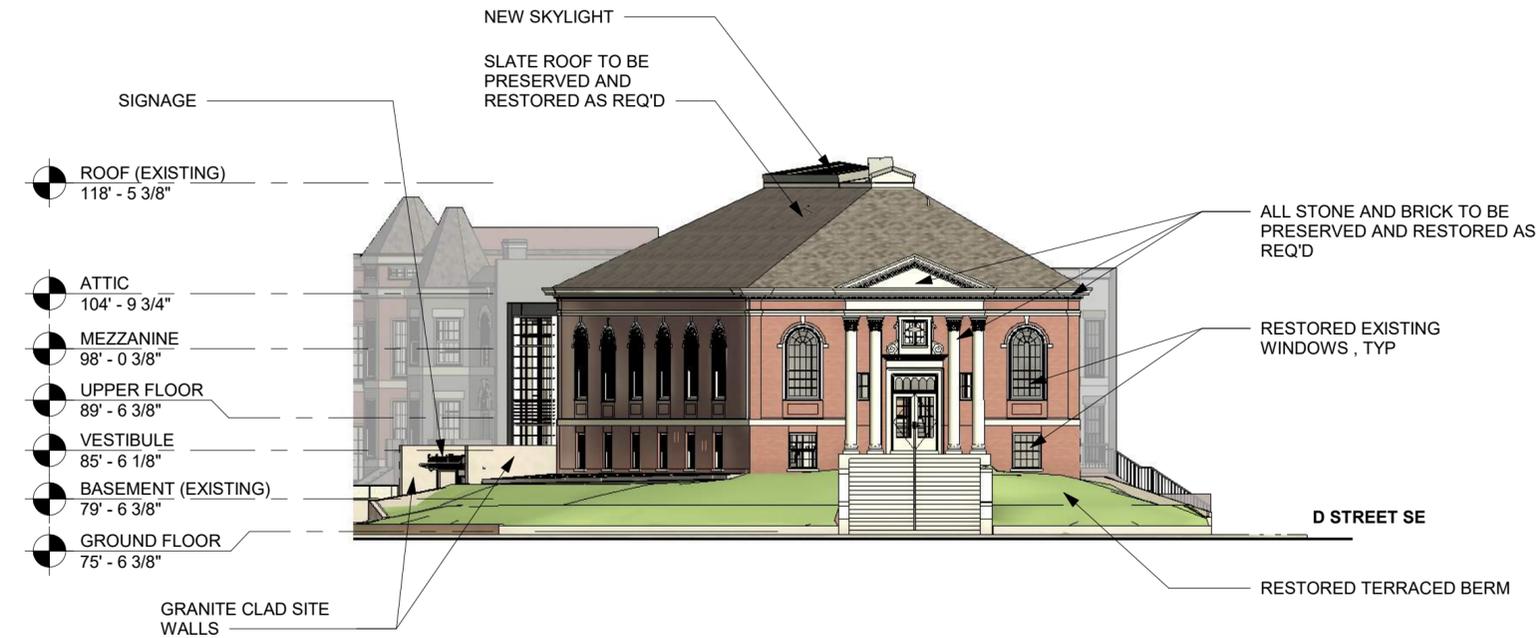
3.6 - PLAN - GROUND FLOOR



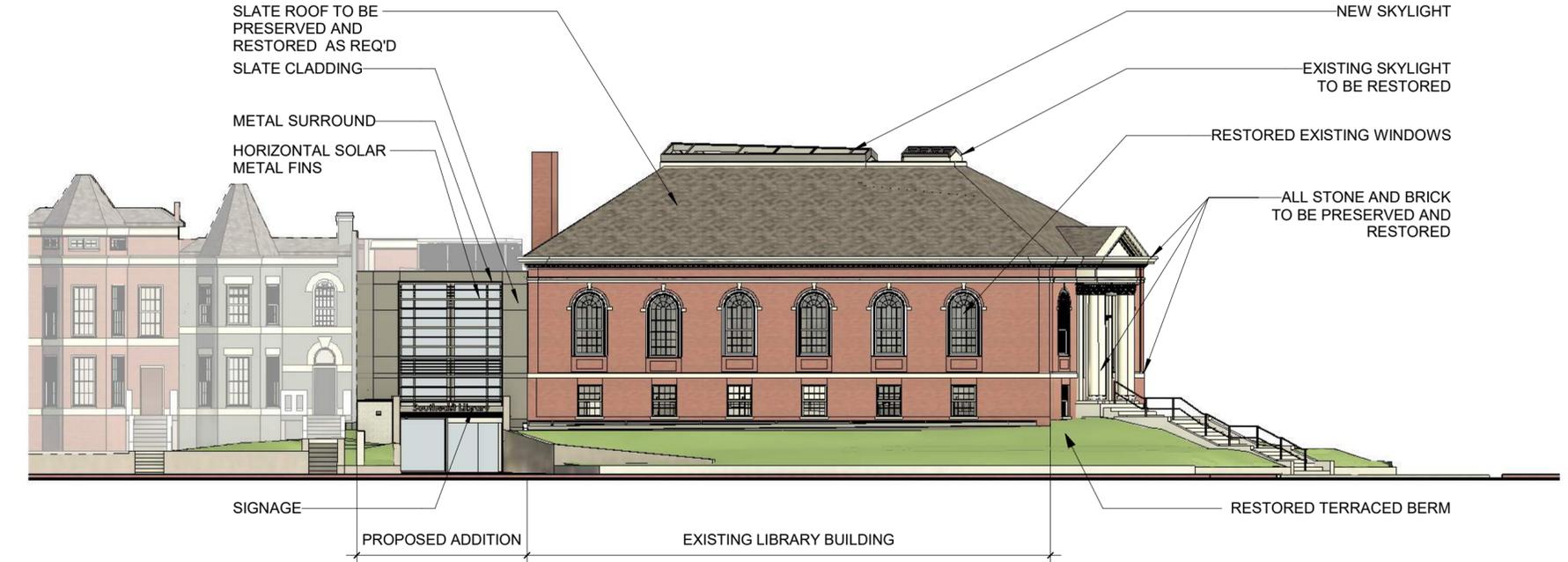
**3.6 - PLAN - UPPER FLOOR**



**3.6 - PLAN - MEZZANINE**



**1 EAST ELEVATION**  
1/16" = 1' - 0"

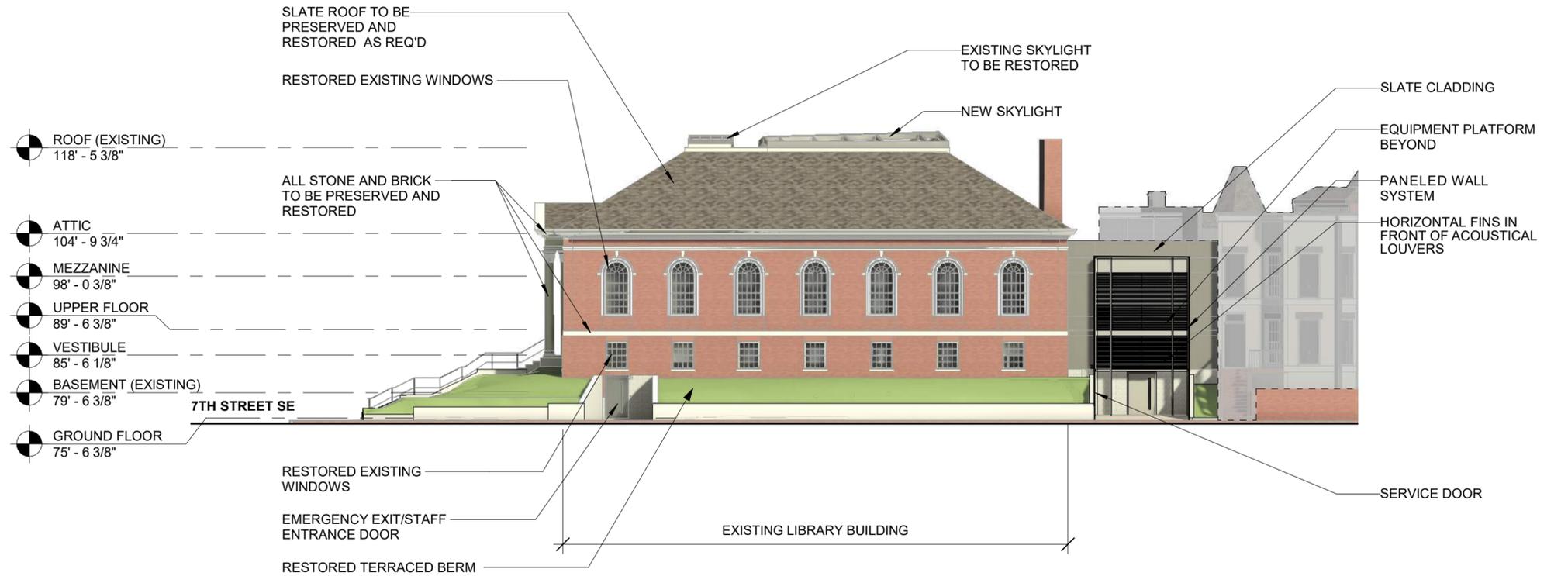


**2 SOUTH ELEVATION**  
1/16" = 1' - 0"



**3.7 - ELEVATION - EAST**

**3.7 - ELEVATION - SOUTH**



**3 NORTH ELEVATION**  
1/16" = 1' - 0"



**3.7 - ELEVATION - NORTH**



**1 GROUND LEVEL**  
1/16" = 1' - 0"

**2 LOWER LEVEL**  
1/16" = 1' - 0"

**3 UPPER LEVEL**  
1/16" = 1' - 0"



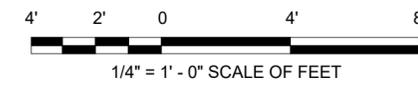
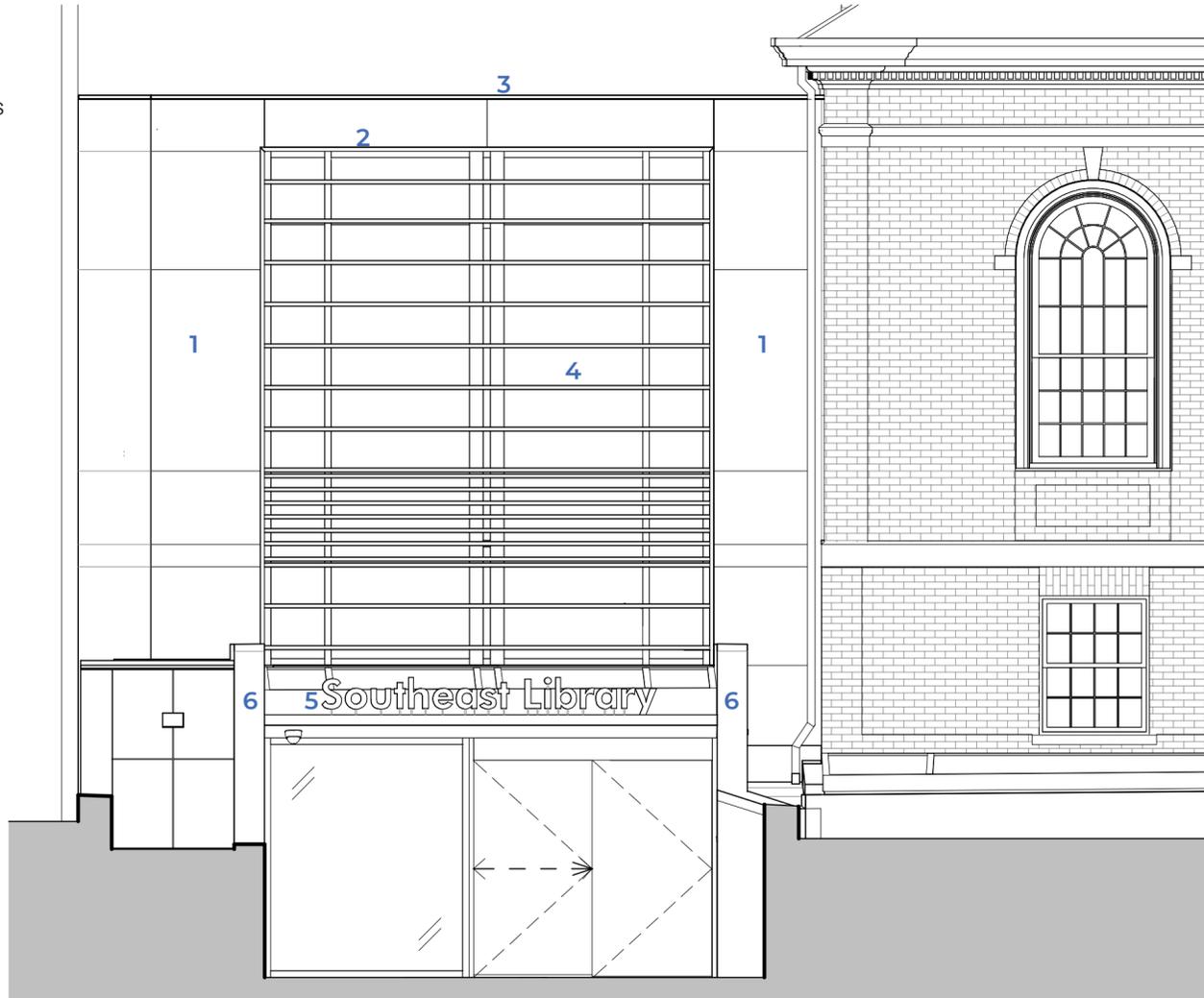
**3.8 - ENLARGED PLAN - ADDITION**

**LEGEND**

- 1 MECHANICAL ROOM
- 2 TRASH ROOM
- 3 JANITOR
- 4 TOILET
- 5 VESTIBULE
- 6 EQUIPMENT
- 7 IDF
- 8 ELECTRICAL
- 9 STORAGE
- 10 CHILDREN'S AREA
- 11 LOBBY
- 12 BOOK DROP
- 13 SERVICE COURT

LEGEND

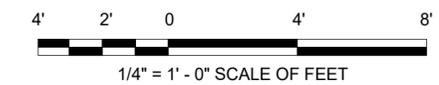
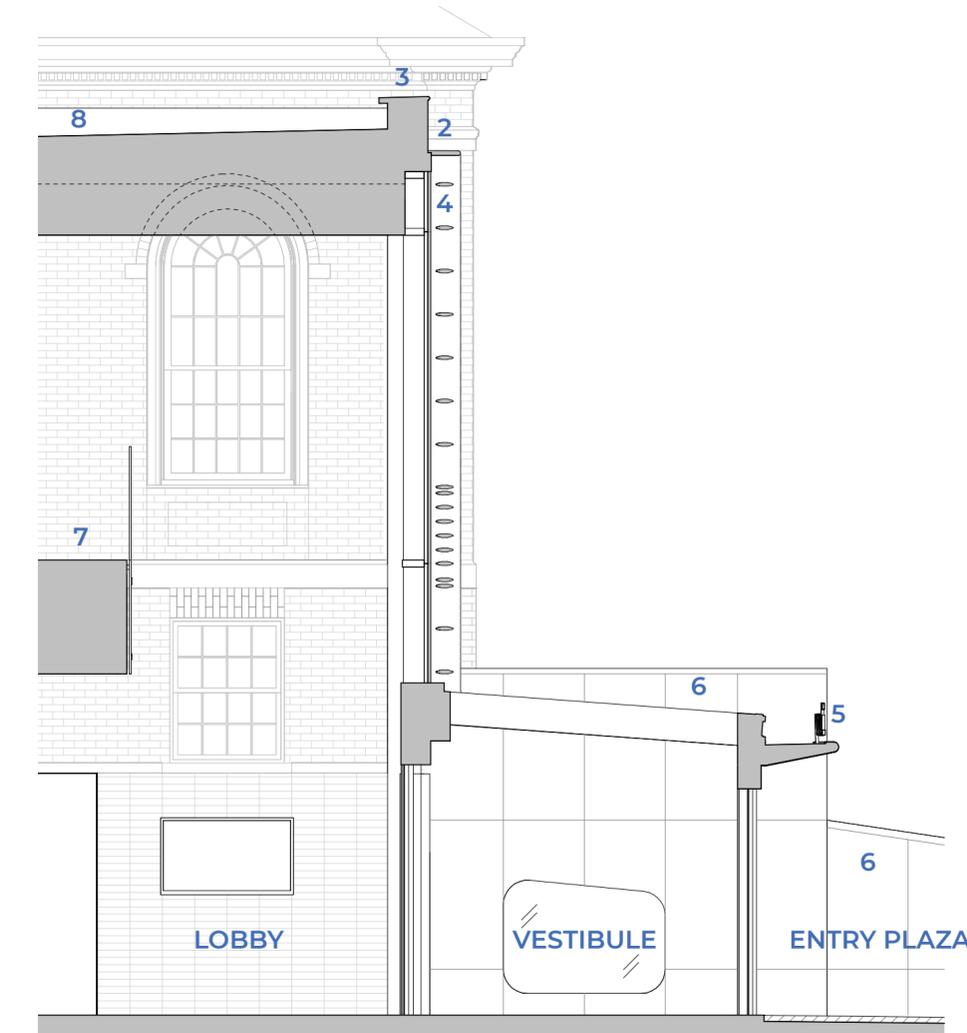
- 1 SLATE CLADDING
- 2 METAL SURROUND
- 3 PARAPET
- 4 CURTAIN WALL W/METAL SOLAR HORIZONTAL FINS
- 5 LIBRARY SIGNAGE
- 6 GRANITE CLAD SITE WALLS



3.8 - ENLARGED ELEVATION - SOUTH

LEGEND

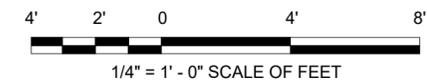
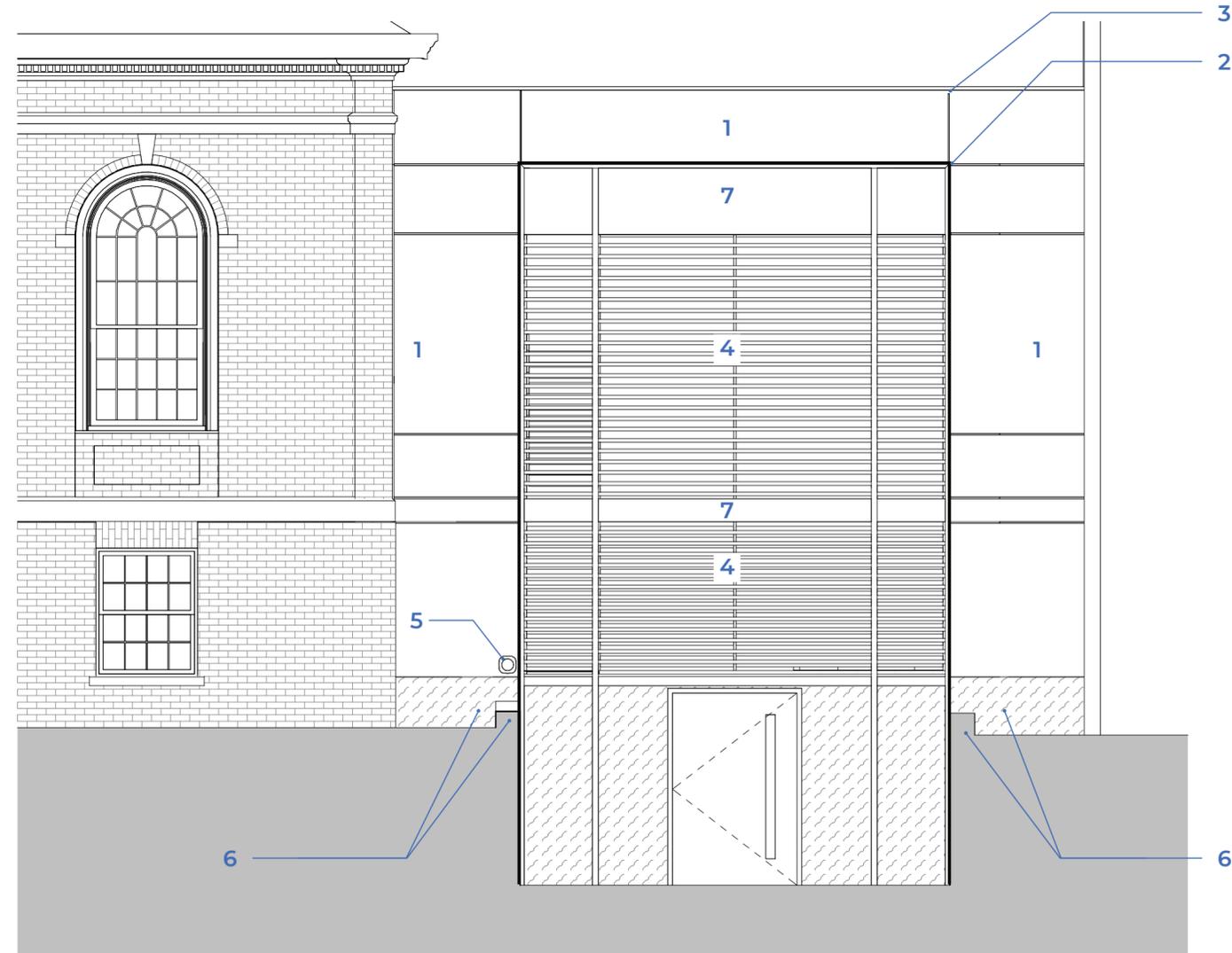
- 1 SLATE CLADDING
- 2 METAL SURROUND
- 3 PARAPET
- 4 CURTAIN WALL W/METAL SOLAR HORIZONTAL FINS
- 5 LIBRARY SIGNAGE
- 6 GRANITE CLAD SITE WALLS
- 7 SECOND FLOOR LANDING
- 8 GREEN ROOF



3.8 - ENLARGED SECTION - SOUTH

LEGEND

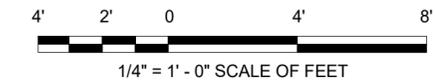
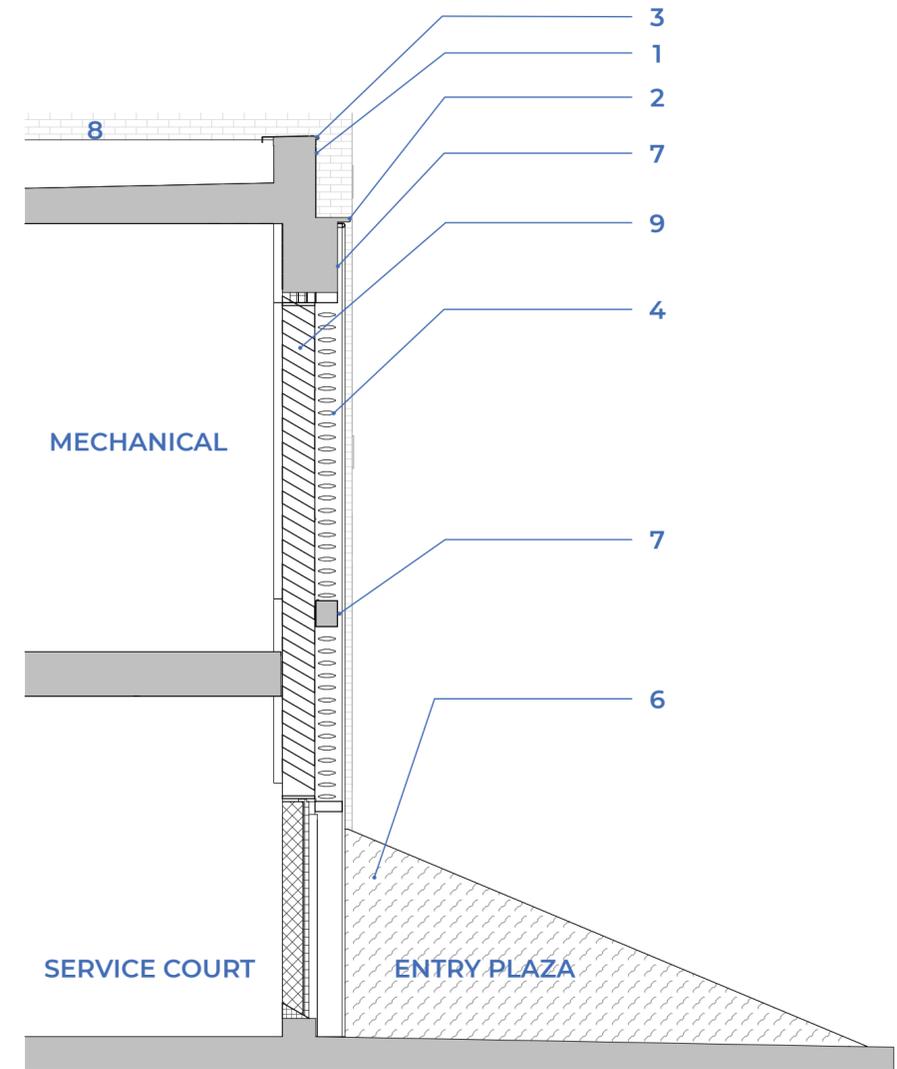
- 1 SLATE CLADDING
- 2 METAL SURROUND
- 3 PARAPET
- 4 METAL SOLAR HORIZONTAL FINS
- 5 SECURITY CAMERA
- 6 GRANITE CLAD SITE WALLS
- 7 FLUSH METAL PANELS IN METAL SURROUND



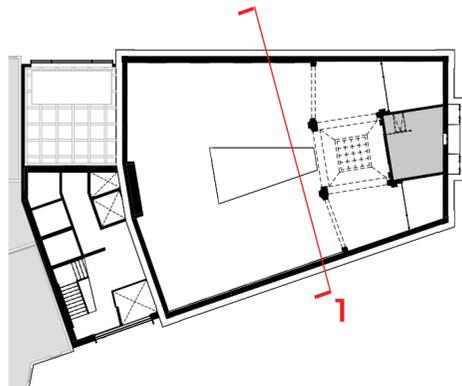
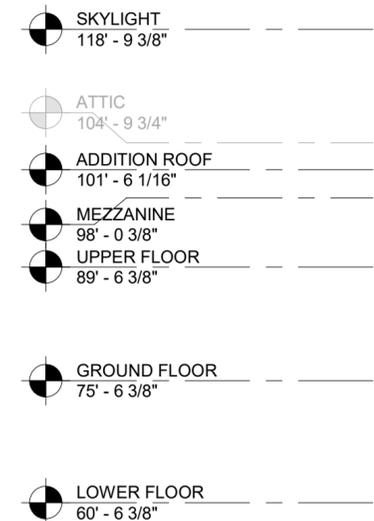
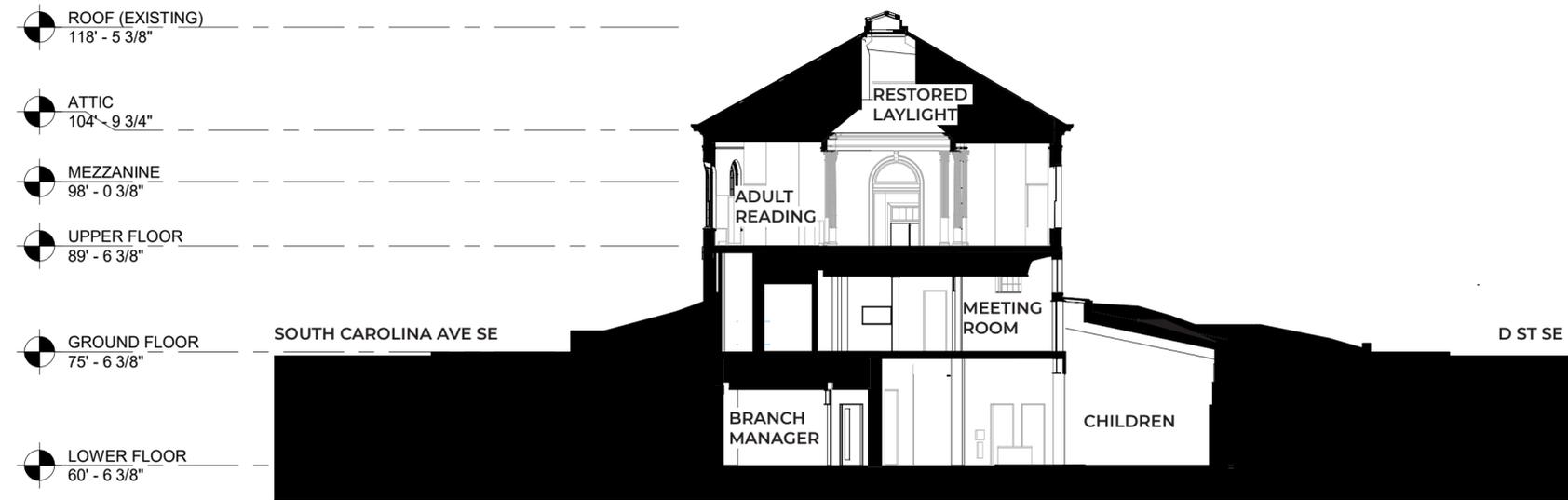
3.8 - ENLARGED SECTION - NORTH

LEGEND

- 1 SLATE CLADDING
- 2 METAL SURROUND
- 3 PARAPET
- 4 METAL SOLAR HORIZONTAL FINS
- 5 SECURITY CAMERA
- 6 GRANITE CLAD SITE WALLS
- 7 FLUSH METAL PANELS IN METAL SURROUND
- 8 GREEN ROOF
- 9 ACOUSTICAL LOUVERS



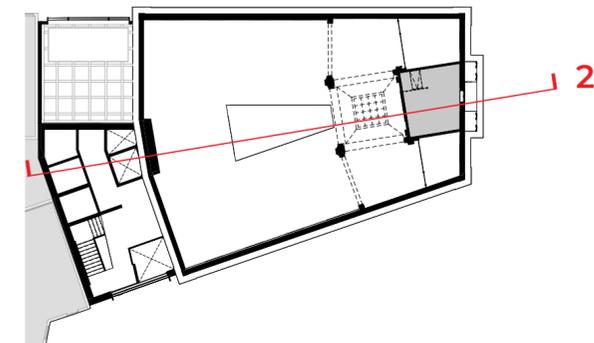
3.8 - ENLARGED SECTION - NORTH



**1 BUILDING SECTION - TRANSVERSE (NORTH - SOUTH)**  
1/16" = 1' - 0"



**3.9 - SECTIONS**



**2 BUILDING SECTION - LONGITUDINAL (EAST - WEST)**  
1/16" = 1' - 0"



**3.9 - SECTIONS**



3.10 - RENDERING - INTERIOR - UPPER LEVEL



3.10 - RENDERING - INTERIOR - UPPER LEVEL



3.10 - RENDERING - INTERIOR - UPPER LEVEL - ADDITION STAIRWELL



3.10 - RENDERING - INTERIOR - ADDITION STAIRWELL



3.10 - RENDERING - INTERIOR - GROUND LEVEL



3.10 - RENDERING - INTERIOR - GROUND LEVEL



3.10 - RENDERING - INTERIOR - LOWER LEVEL

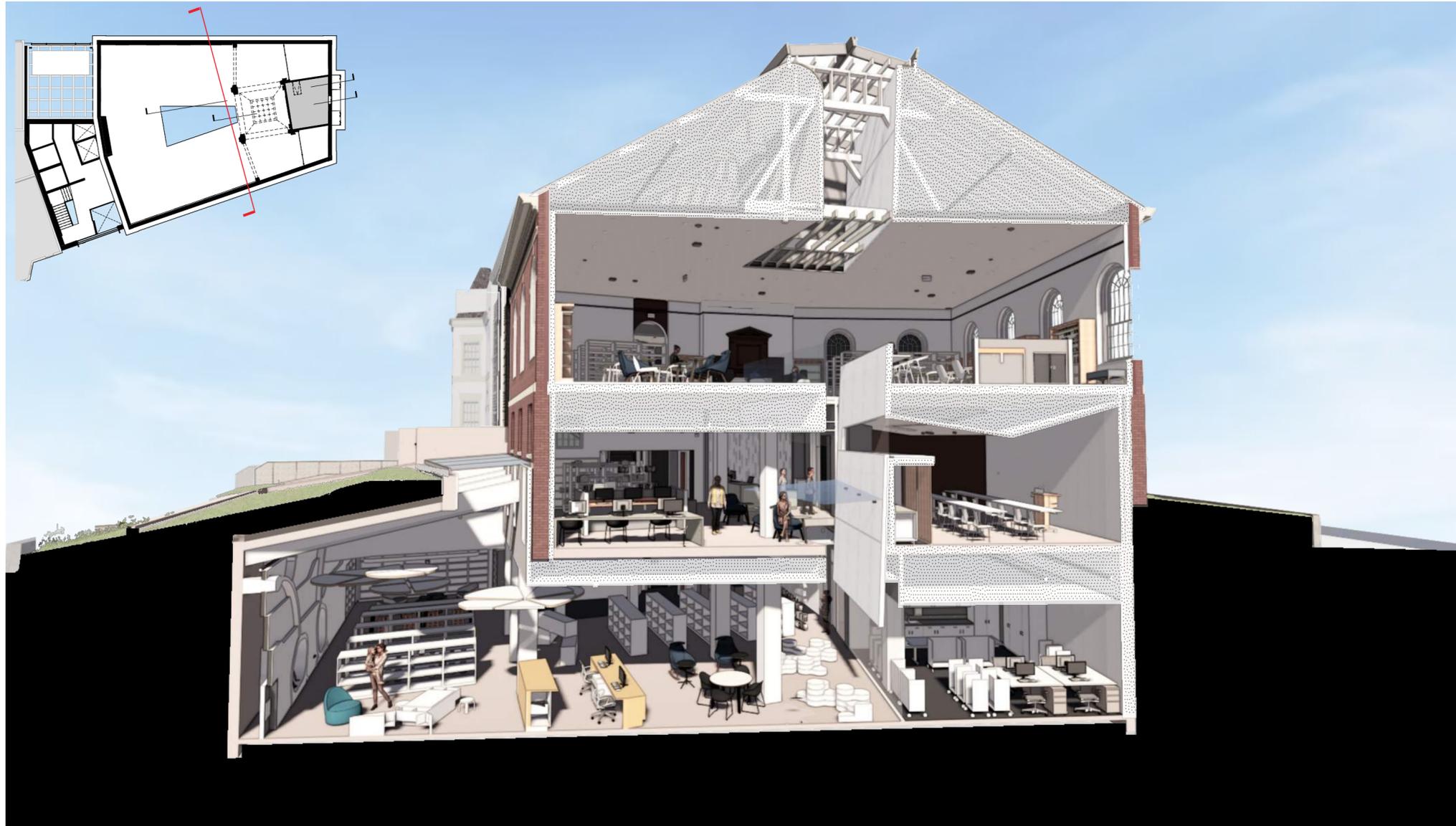


3.10 - RENDERING - INTERIOR - LOWER LEVEL



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3.10 - RENDERING - INTERIOR - GROUND LEVEL



3.10 - RENDERINGS - SECTIONAL PERSPECTIVE



3.10 - RENDERING - BIRD'S EYE VIEW FROM SOUTHEAST



3.10 - RENDERING - VIEW OF SOUTH ENTRY



3.10 - RENDERING - VIEW OF SOUTH ENTRY (NIGHT)



3.10- RENDERING - VIEW OF SOUTH ENTRY



3.10- RENDERING - VIEW OF NORTH FROM D ST



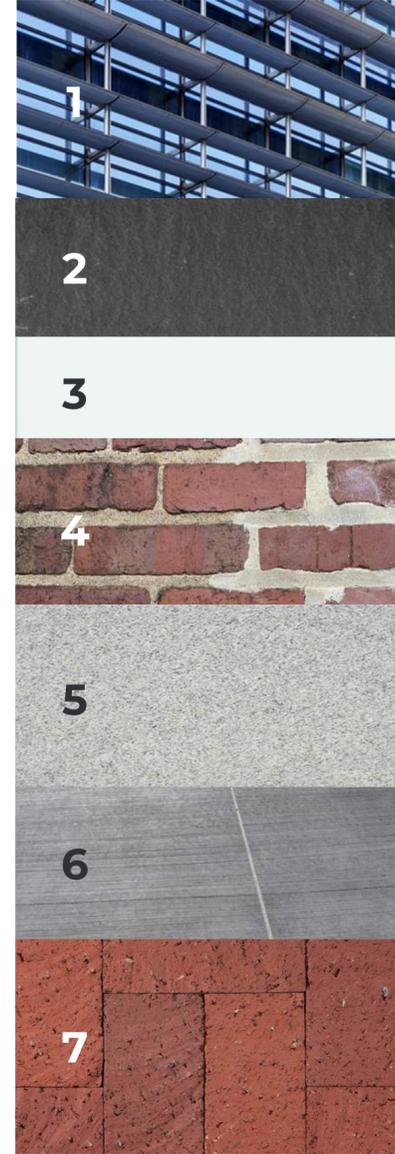
3.10 - RENDERING - VIEW OF SOUTH ENTRY FROM SOUTH CAROLINA AVE SE



3.10 - RENDERING - VIEW OF SOUTH ENTRY FROM 7TH ST SE



### 3.11 - MATERIALS PALETTE



**1** Solar Horizontal Metal Fins

**2** Slate Cladding

**3** Clear Insulated Glass

**4** Existing Red Brick

**5** Speckled Granite

**6** Concrete Paving

**7** Brick Pavers

### 3.12 - LANDSCAPE CONCEPT DESIGN

Southeast Neighborhood Library is an existing District of Columbia Public Library branch located at 403 7th Street SE on Capitol Hill.

The site design concept re-establishes the historic berm surrounding the library and restores the open views of the building from the sidewalk that are currently obstructed by existing overgrown vegetation. A tapestry of low growing shrubs, perennials and grasses are conceived on two terraces that reflect the original grading of the site. The banding from the plant beds take inspiration from the “quilted” pattern language of historic land use. A mix of flowering and medium size shade trees will be planted on the berm, providing shade and green at the new accessible entrance and fulfilling the DC tree canopy goal for the site.

A combination of brick and concrete unit pavers will be used at the new entries. A banded pattern connects the streetscape and entry paving on the SW corner to the architecture of the vestibule.

The landscaped area will be surrounded by low concrete retaining walls, no more than 2' tall, at the back edge of the public sidewalks surrounding the site.

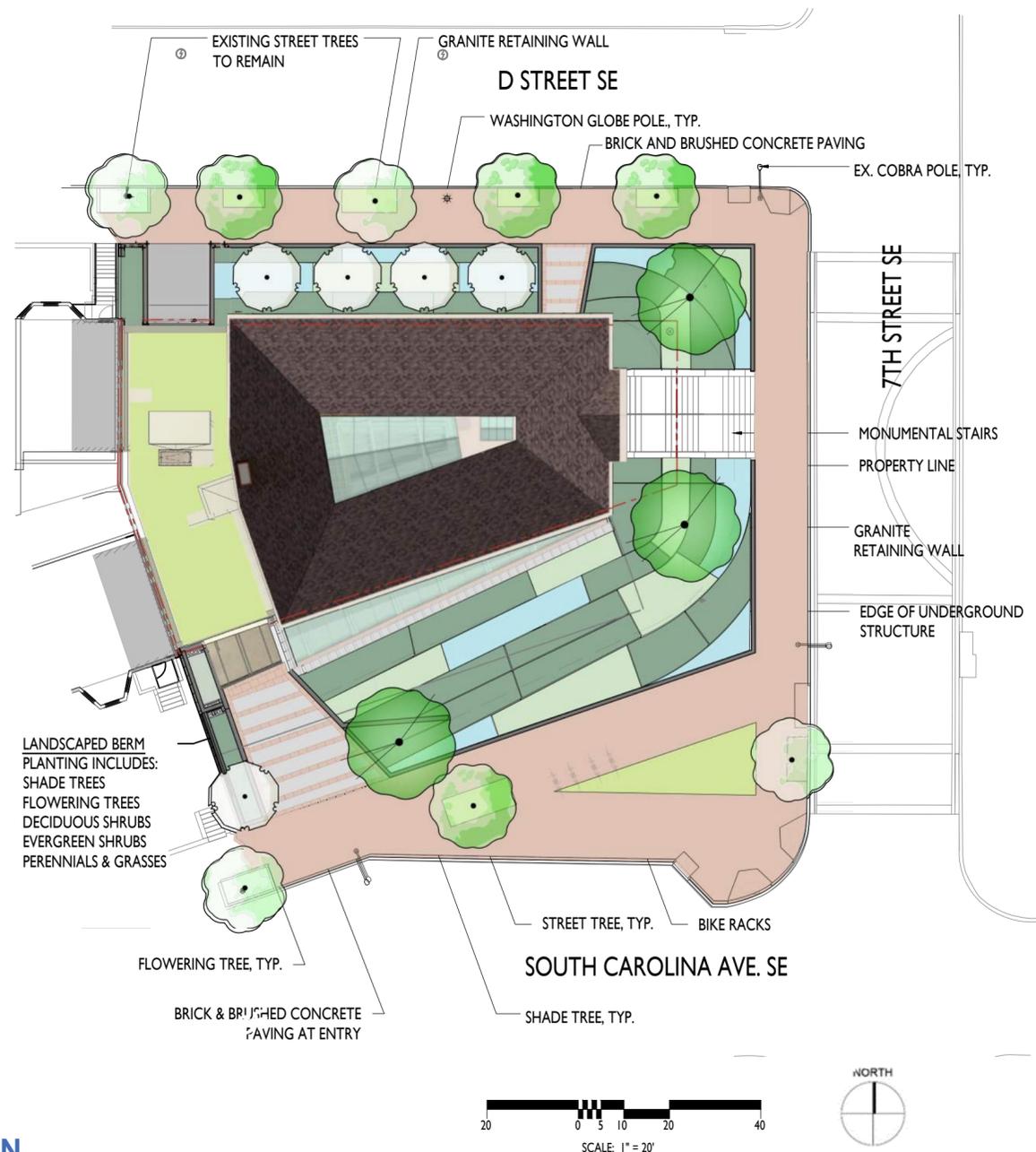
Berm plantings on all sides of the building will include native/adaptive shrubs, perennials, grasses, and flowering trees. Medium size shade trees will be placed in key locations that will not block the building or interfere with the new skylight on the southwest side. All species will be drought tolerant, but all planted areas will be irrigated for an establishment period of two growing seasons. The southwest berm is partially over the new underground library space where the weight of the planting medium will be of concern. The landscape over structure will have a minimum of 12" depth intensive green roof planting medium.

Site lighting may include fixtures integrated into the entry wall with the Library sign and light strips integrated in the paving aligning with the paving banding.

Site furnishings include benches affixed to or integrated into the perimeter concrete retaining walls, and a relocated flagpole. Bike racks and trash/recycling containers will be installed as required by DCPL and/or ordinance.

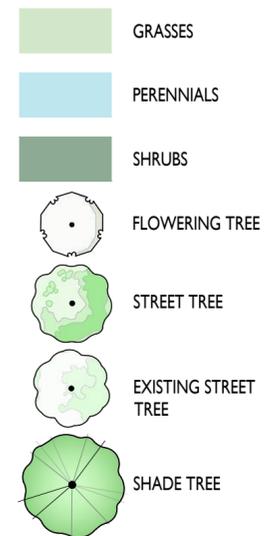


### 3.12 - LANDSCAPE PLAN



**PLANTING STATISTICS**  
 100% NATIVE & ADAPTIVE PLANTINGS  
 32% EVERGREEN PLANTS  
 68% DECIDUOUS PLANTS  
 6270 SQFT OF PLANTING  
 MEETS UFD 40% CANOPY  
 COVERAGE REQUIREMENTS

#### PLANTING KEY



### 3.12 - PLANT PALETTE